

# Woodlake

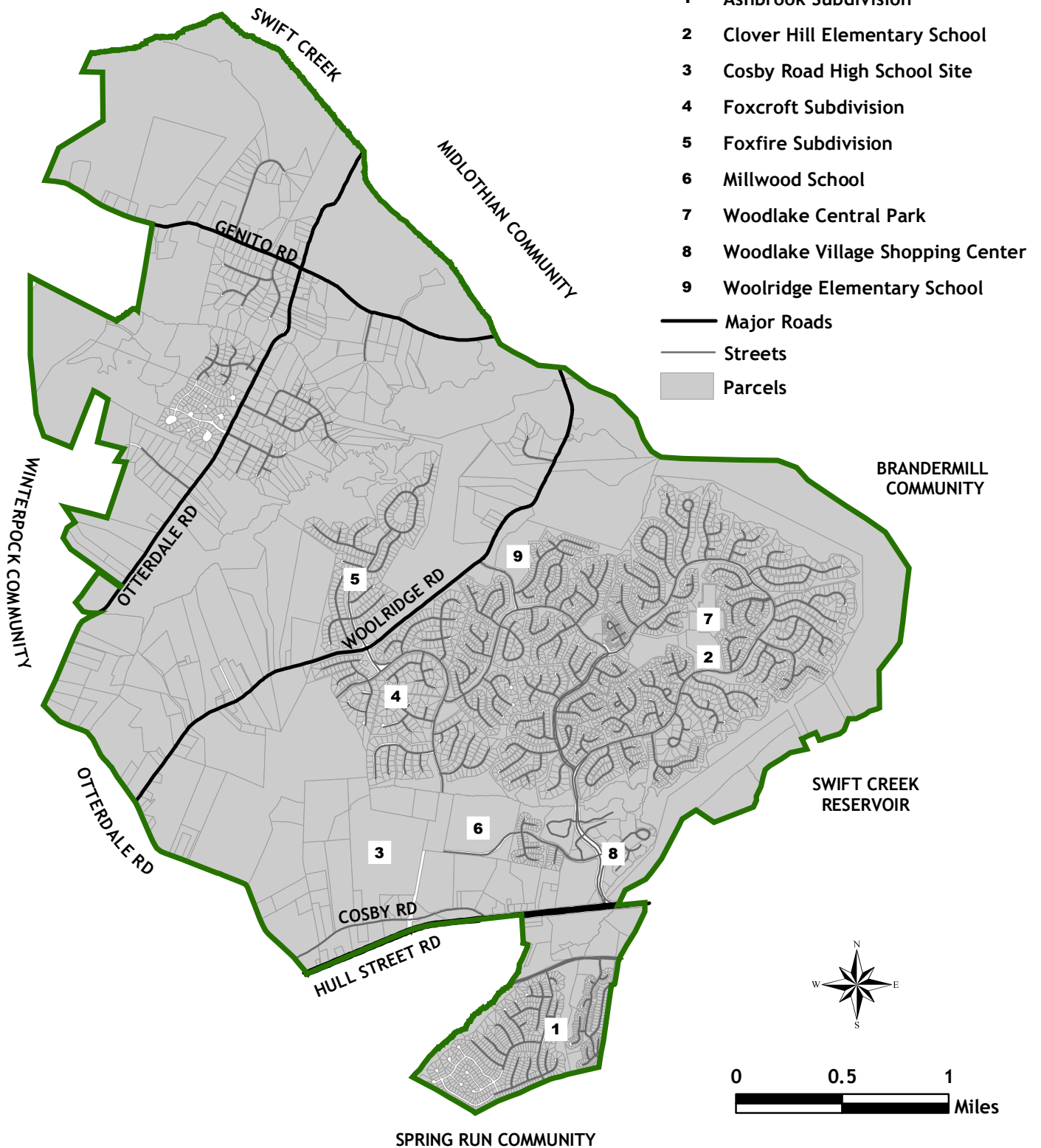
## Woodlake Features

- 1 Ashbrook Subdivision
- 2 Clover Hill Elementary School
- 3 Cosby Road High School Site
- 4 Foxcroft Subdivision
- 5 Foxfire Subdivision
- 6 Millwood School
- 7 Woodlake Central Park
- 8 Woodlake Village Shopping Center
- 9 Woolridge Elementary School

— Major Roads

— Streets

■ Parcels



# Woodlake Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

## Strengths

- Low rental occupancy rates of single-family houses
- Residential code enforcement complaints per capita
- Police calls for service per capita
- Group A crime incidents per capita
- Persons on probation per capita
- Emergency medical calls for service per capita
- Fire calls for service per capita
- Traffic accidents per capita

## Challenges

- Housing turnover
- Rental occupancy trend: 1998-2003
- Group A crime incident trend from 2000 through 2003

## Community Characteristics

- High rate of population growth from 1990 through 2004
- High rate of single-family housing growth
- Newer single-family houses
- Larger single-family houses
- Higher resale single-family housing prices
- Lower resale single-family housing price changes from 1998 through 2003
- Few business licenses issued per capita



Millwood School

# Woodlake Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	WOODLAKE	COUNTYWIDE
Population	2004	Number of Persons	12,900	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	4.9%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	450	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	2.8%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	383	5,900
<b>HOUSING GROWTH (Based on Building Permits Issued For New Construction)</b>				
Single-Family Housing Growth	2003	Percentage Increase	4.51%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	168	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	0.00%	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	0	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	4.07%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	168	3,200
<b>GROWTH POTENTIAL</b>				
Housing Unit Growth Potential	2003	Units on Planned Land	4,795	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	1,577	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	750	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	302	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	551	17,343
Vacant Property (no assessed improvement value)	2003	Acres	3,161	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	575	19,319
Underimproved Property (minimal improve. value)	2003	Acres	3,484	155,428
<b>HOUSING CONDITIONS</b>				
Housing Density	2003	Units/Acre	0.60	0.39
Single-Family Housing	2003	Units	3,858	87,495
Single-Family Housing	2003	Percentage of All Housing Units	90.63%	82.12%
Multifamily (attached) Housing	2003	Units	399	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	9.37%	15.84%
Owner Occupied Single-Family Housing	2003	Units	3,645	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	94.48%	89.98%
Rental Occupancy	2003	Units	213	8,771
Rental Occupancy	2003	Percentage of All SFR Units	5.52%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	0.63%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	14	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	2,264	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	8.42%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$299	\$372
Residential Code Enforcement Complaints	2003	Number	13	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0010	0.0094

# Woodlake Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	WOODLAKE	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$184,900	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$22,900	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	14.14%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$4,430	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	2.58%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$180,662	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	-\$1,483	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	-0.80%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$185,285	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$17,785	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	10.62%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$5,657	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	3.37%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	98%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$10,044	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	6.08%	7.93%
All Houses: Assessment Trend	2003	Increase	\$763	\$1,800
All Houses: Assessment Trend	2003	Increase	0.39%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.1791	0.4748
Group A Crime Incidents	2003	Per Capita	0.0225	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	9.37%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0031	0.0150
Property Crime Incidents	2003	Per Capita	0.0093	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0026	0.0171
Persons on Probation	2003	Per Capita	0.0032	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0225	0.0732
Fire Calls For Service	2003	Per Capita	0.0133	0.0287
Traffic Accidents	2003	Per Capita	0.0078	0.0230
BUSINESSES				
Businesses (licensed)	2003	Per Capita	0.0292	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0277	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	633	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0029	0.0033